



City of Loma Linda Official Report

Floyd Petersen, Mayor
Stan Brauer, Mayor pro tempore
Robert Christman, Councilmember
Robert Ziprick, Councilmember
Charles Umeda, Councilmember

COUNCIL AGENDA: June 14, 2005

TO: City Council

VIA: Dennis R. Halloway, City Manager

FROM: Deborah Woldruff, AICP, Community Development Director

SUBJECT: Council Bill #O-2005-05 (Second Reading/Roll Call Vote) Zone Change No. 03-02 from R-1, Single Family Residence to PC, Planned Community for 2.5 acres located in the North Central Neighborhood, adjacent to the San Timoteo Creek Channel and accessed from Lilac and Lane Streets; and,

Council Bill #O-2005-06 (Second Reading/Roll Call Vote) Development Agreement between SG Loma Linda Estates, LP and the City to assist with future affordable housing needs throughout the City (Riverbend Estates).

RECOMMENDATION

It is recommended that the City Council

- 1) Waive readings of the proposed ordinances in their entirety;
- 2) Direct the Clerk to read each by title only;
- 3) Adopt on roll call votes

BACKGROUND

On May 24, 2005, the City Council introduced the Ordinances for Council Bill #O-2005-05 and Council Bill #O-2005-06, and approved Zone Change No. 05-02 and the Development Agreement. The Council scheduled the second reading for the meeting on June 14, 2005.

I:\Project Files\TRACT MAPS\TT 15738 SGA & Assoc\CCI 06-14-05 2nd reading2.doc

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LOMA LINDA FROM SINGLE-FAMILY RESIDENTIAL (R-1) TO PLANNED COMMUNITY (PC) FOR THAT AREA IN THE NORTH CENTRAL NEIGHBORHOOD ADJACENT TO THE SAN TIMOTEO CREEK CHANNEL AND ACCESSED FROM THE TERMINUS OF LILAC AND LANE STREETS (ZONE CHANGE 03-02)

Section 1. Adoption of Ordinance: The City Council of the City of Loma Linda, California, does hereby ordain as follows:

Section 2. Statement of Intent: It is the purpose of the Ordinance to amend various zoning designations in this City and adopt a revised Zoning Map.

Section 3. Amendment of Zoning Designation: The zoning of the City of Loma Linda is hereby amended to change the following described property within the City of Loma Linda from R-1 Residential to Planned Community (PC) zoning per Exhibit "A" attached hereto and made a part hereof:

That property generally described as approximately 2.5 acres lying adjacent to the San Timoteo Creek Channel and accessed from the terminus of Lilac and Lane Streets.

Said property shall be subject to the provisions of the development plan approved by the Planning Commission and City Council and PC zoning text per Exhibit "B" attached hereto and made a part hereof.

Section 4. Validity. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid, such holding or holdings shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid.

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Page 2

Section 5. Posting. Prior to the expiration of fifteen (15) days from its passage, the City Clerk shall cause this Ordinance to be posted pursuant to law in three (3) public places designated for such purpose by the City Council.

This Ordinance was introduced at the regular meeting of the City Council of the City of Loma Linda, California, held on the _ day of _____ 2005, and was adopted on the _____ day of _____ 2005 by the following vote to wit:

Ayes:

Noes:

Abstain:

Absent:

Floyd Petersen, Mayor

Attest:

Pamela Byrnes-O'Camb, City Clerk

Ordinance No.

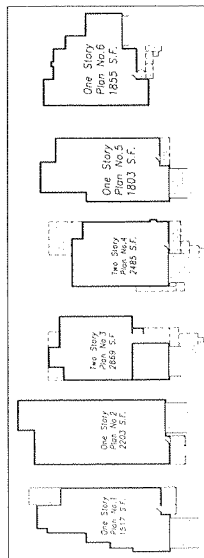
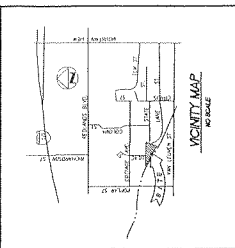
DESIGN ALTERNATIVE

TENTATIVE TRACT NO. 15738

A SUBDIVISION OF A PORTION OF LOT 15, BLOCK 75 PER MAP
OF RANCHO SAN BERNARDINO, IN THE CITY OF LOMA LINDA,
COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER
MAP RECORDED IN BOOK 7, PAGE 2, OF MAPS, IN THE OFFICE
OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 283-215-005.006

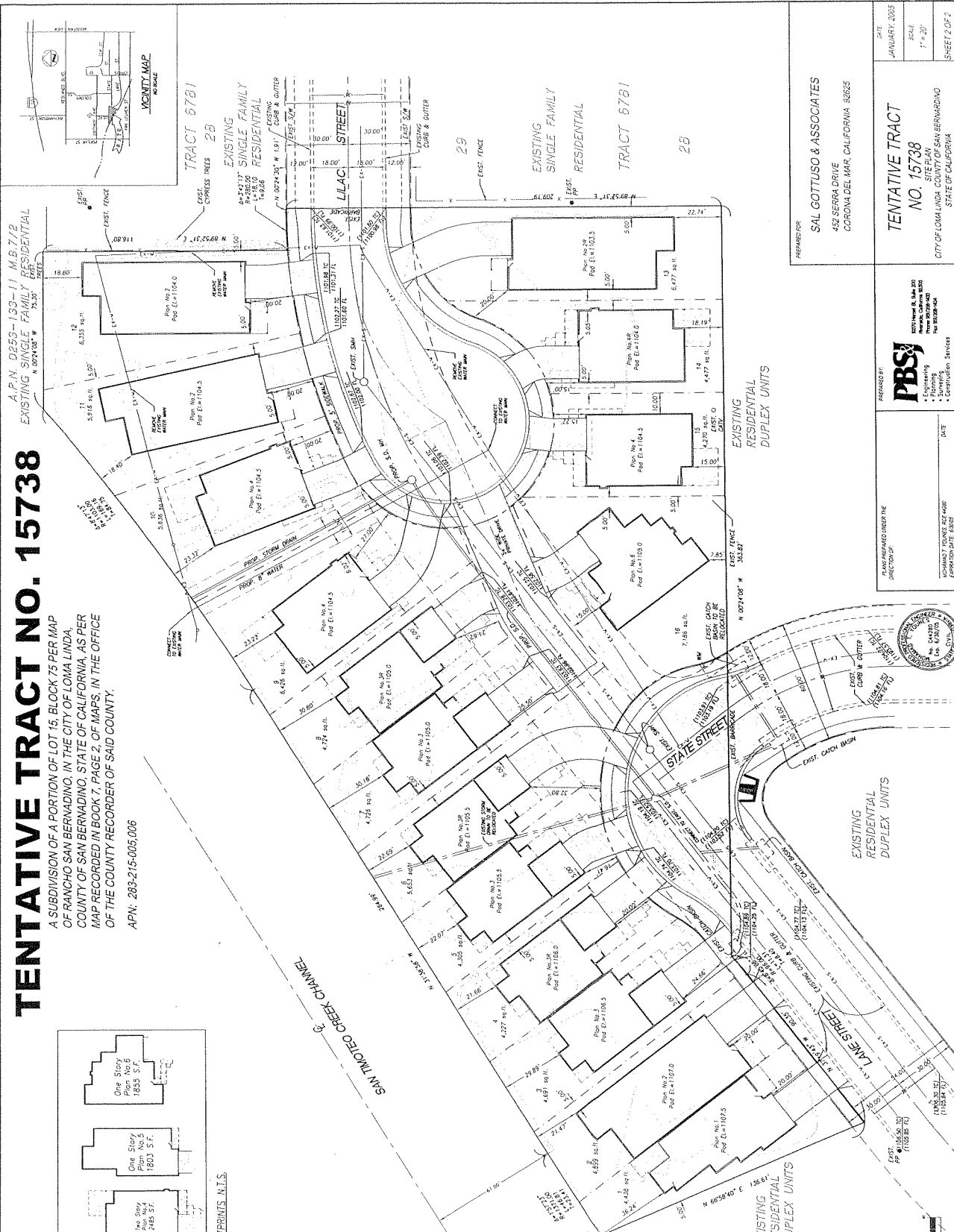
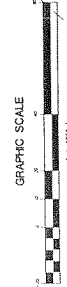
A.P.N. 0259-139-11 M.B. 7/2
EXISTING SINGLE FAMILY RESIDENTIAL



BUILDING FOOTPRINTS N.T.S.

LOT NO.	LOT AREA	FLOOR AREA	LOT COVERAGE
1	44.38 SF	1917 SF	43%
2	4899 SF	2601 SF	53%
3	4715 SF	1844 SF	39%
4	4560 SF	1844 SF	40%
5	4424 SF	1844 SF	42%
6	4424 SF	1844 SF	42%
7	4424 SF	1844 SF	42%
8	4424 SF	1844 SF	42%
9	4424 SF	1844 SF	42%
10	4424 SF	1844 SF	42%
11	4424 SF	1844 SF	42%
12	4424 SF	1844 SF	42%
13	4424 SF	1844 SF	42%
14	4424 SF	1844 SF	42%
15	4424 SF	1844 SF	42%
16	4424 SF	1844 SF	42%

ITEM	SQUARE FEET	ACRES
TOTAL / PRIVATE OPEN SPACE	15,836	0.37
CHANGING	12,255	0.28
BUILDING COVERED	33,884	0.78
EXCEPT-OPEN SPACE	24,144	0.55
TOTAL SITE AREA	107,239	2.46



PREPARED FOR
SAL GOTTUSO & ASSOCIATES
452 SERRA DRIVE
CORONA DEL MAR, CALIFORNIA 92625

DATE
JANUARY, 2003

SCALE
1" = 20'

SHEET 2 OF 2

PREPARED BY
PBS
CITY OF LOMA LINDA, CALIFORNIA
1000 N. LOMA LINDA AVENUE
LOMA LINDA, CALIFORNIA 92640
PHONE 909-799-4000
FAX 909-799-4001
WWW.PBS-CITY.COM

PROJECT NO.
15738

DATE
JANUARY, 2003



ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA APPROVING AND ADOPTING THE DEVELOPMENT AGREEMENT BETWEEN SGA LOMA LINDA ESTATES, L.P. AND THE CITY OF LOMA LINDA

WHEREAS, Government Code Sections 65864 through 68569.5 provide the statutory authority for development agreements between municipalities and persons owning real property interest in the City; and

WHEREAS, the City has received an application to consider a development agreement and proceedings have been taken in accordance with City's rules and regulations, including, without limitation, a public hearing on the application by the Planning Commission and by the City Council; and

WHEREAS, notice of the City Council's intention to consider adoption of a development agreement has been given as provided by law; and

WHEREAS, the City has completed the preparation of an Initial Study and Mitigated Negative Declaration ("MND") in accordance with the California Environmental Quality Act, Public Resources Code sections 21000 et seq. ("CEQA") and its implementing regulations contained in Title 14 of the California Code of Regulations, sections 15000 et seq. (the "CEQA Guidelines"), and has made the MND available to the public and to all interested agencies for review and comment, as required by CEQA; and

WHEREAS, the City has considered all comments and correspondence, if any, received in response to the MND, and the findings and conclusions made by the City pursuant to this Ordinance are based upon all of the oral and written evidence presented to it and taken as a whole.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LOMA LINDA DOES ORDAIN AS FOLLOWS:

SECTION 1. FINDINGS. The City Council finds that the provisions of the development agreement are consistent with the General Plan and the Zoning Ordinance of the City of Loma Linda.

SECTION 2. APPROVAL OF DEVELOPMENT AGREEMENT. The City Council hereby approves and adopts the "Development Agreement between SGA Loma Linda Estates, L.P. and the City of Loma Linda" attached as Exhibit "A" and incorporated by reference. The City Manager and City Clerk of the City of Loma Linda are hereby authorized and directed to execute and attest, respectively, the Agreement on behalf of the City of Loma Linda.

SECTION 3. CEQA. The City hereby finds and ordains that:

A. The MND reflects the independent judgment of the City.

B. There is no evidence that the approval and implementation of the Development Agreement, together with the mitigation measures incorporated pursuant to the MND, will have the potential to cause an adverse effect on wildlife resources or the habitat on which such wildlife depends, and the City finds, on the basis of the substantial evidence in the record, that the presumption of adverse effect set forth in 14 Cal. Code of Regs. § 753.5(d) does not apply.

C. There is no substantial evidence in light of the whole record that the approval and implementation of the Development Agreement, with the mitigation measures incorporated therein, would have a significant effect on the environment.

D. The City hereby approves and adopts the MND and directs staff to:

(1) Prepare and file a Certificate of Fee Exemption with the California Department of Fish and Game pursuant to 14 California Code of Regulations section 753.5; and

(2) Prepare and file a Notice of Determination with the Clerk of the County of San Bernardino and the Office of Planning and Research pursuant to 14 California Code of Regulations section 15075; and

(3) Keep a copy of the MND and all documents referenced therein at the City offices and available for public review.

SECTION 4. RECORDATION. The City Clerk is directed to transmit the development agreement to the County Recorder for recordation no later than ten (10) days after the adoption of this ordinance.

SECTION 5. EFFECTIVE DATE. This ordinance shall be in full force and effect thirty (30) days from and after the date of its adoption.

SECTION 6. POSTING AND PUBLICATION. The City Clerk is directed to cause copies of this ordinance to be posted in three (3) prominent places in the City of Loma Linda and to cause publication once in The Sun, the official newspaper of the City of Loma Linda, of a notice setting forth the date of adoption, the title of this ordinance, and a list of places where copies of this ordinance are posted, within fifteen (15) days after adoption of this ordinance.

Introduced at a regular meeting of the City Council held on _____, 2005, and adopted as an ordinance of the City of Loma Linda at a regular meeting of the City Council held on _____, 2005 by the following vote:

Ayes:

Noes:

Absent:

Abstain:

Floyd Petersen, Mayor

ATTEST:

Pamela Byrnes-O'Camb, City Clerk

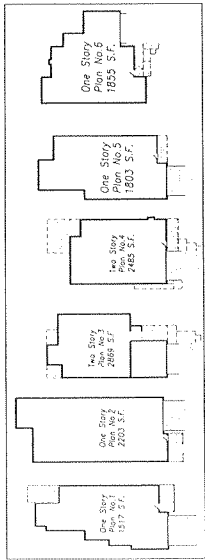
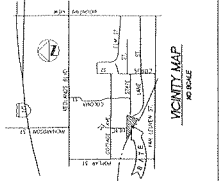
DESIGN ALTERNATIVE

TENTATIVE TRACT NO. 15738

A SUBDIVISION OF A PORTION OF LOT 15, BLOCK 75 PER MAP OF RANCHO SAN BERNARDINO, IN THE CITY OF LOMA LINDA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7, PAGE 2, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 283-215-005,006

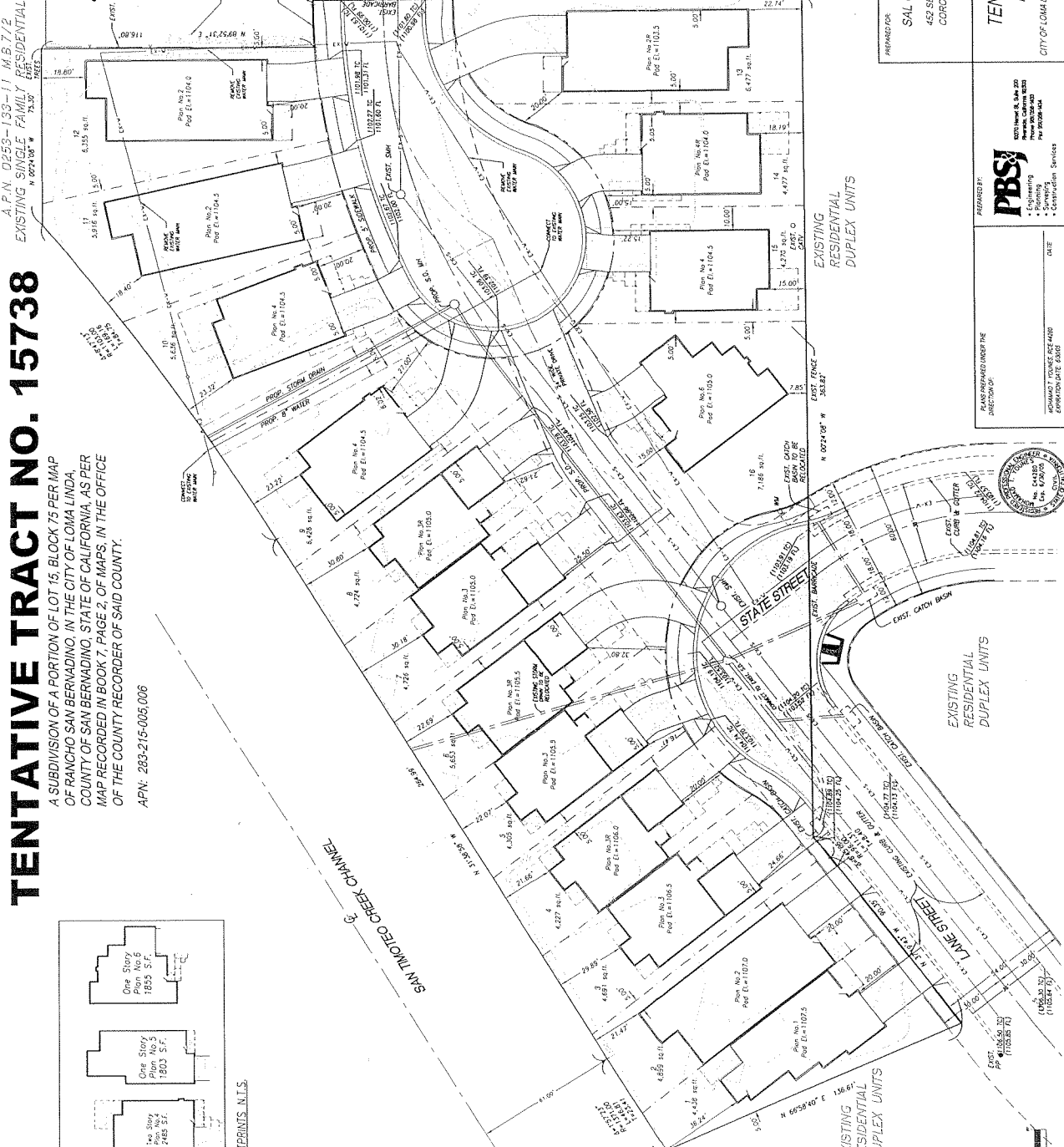
A.P.N. 0253-139-11 M.B. 7/2
EXISTING SINGLE FAMILY RESIDENTIAL
N 0274 08' W 73.30'



BUILDING FOOTPRINTS N.T.S.

LOT NO.	LOT AREA	FLOOR AREA	INC. GARAGE COVERAGE
1	44.18 SF	1917 SF	4.3%
2	42.59 SF	2603 SF	5.3%
3	41.00 SF	1814 SF	4.0%
4	42.04 SF	1844 SF	4.2%
5	42.49 SF	1844 SF	4.3%
6	42.49 SF	1844 SF	4.3%
7	39.19 SF	1844 SF	4.7%
8	42.06 SF	1765 SF	3.7%
9	42.06 SF	1765 SF	3.7%
10	42.06 SF	1765 SF	3.7%
11	39.16 SF	1803 SF	4.4%
12	42.06 SF	1803 SF	4.4%
13	42.06 SF	1803 SF	4.4%
14	42.06 SF	1803 SF	4.4%
15	42.06 SF	1803 SF	4.4%
16	42.06 SF	1803 SF	4.4%

ITEM	SQUARE FEET	ACRES
PAV'D / PRIVATE OPEN SPACE	25,836	0.62
DRIVEWAYS	13,262	0.31
BUILDING COVERAGE	22,884	0.79
RIGHT-OF-WAY RESERVATION	24,144	0.55
TOTAL SITE AREA	102,229	2.46



PREPARED FOR:
SAL GOTTUSO & ASSOCIATES
453 SERRA DRIVE
CORONA DEL MAR, CALIFORNIA 92625

DATE
JANUARY, 2005

SCALE
1" = 20'

SHEET 2 OF 2

PREPARED BY:
PBSJ
PETER B. SHERIDAN, J.D.
PETER B. SHERIDAN, J.D.
PETER B. SHERIDAN, J.D.
PETER B. SHERIDAN, J.D.

PLANS PREPARED UNDER THE
DIRECTION OF
PETER B. SHERIDAN, J.D.
EXPIRATION DATE: 6/30/05

